

Springbrook Owners Association Board of Directors Meeting Minutes (04/26/01)

1. Meeting called to **Order** at 7:30PM
2. **Proof of Notice:** Liddiard Management provided the Certified Copy (attached as exhibit 'A')
3. **Quorum** Requirement was met. All Directors present, namely, Sharon Howe, Ray Malkiewicz, Matt Parker, Jerry Kemp and Steve Turner.
4. **Minutes** of last meeting were unanimously approved.
5. **Officers's Reports** (current status of items/issues officers are aware of, or working on)
 - a) No Report from officer's made at this time.
6. **Special Orders** (items/issues to be addressed at current meeting)
 - a) Vacate and Re-elect Director's positions of President, Vice-President, Secretary, Assistant Secretary, Treasurer. The Board voted each to the following positions:

Sharon Howe	-	President
Matt Parker	-	Vice-President
Ray Malkiewicz	-	Secretary
Jerry Kemp	-	Assistant Secretary
Steve Turner	-	Treasurer
 - b) Nominated and Appointed a new voting member to the ACC:
Terry O'Neill
 - i) Board directed the AC to submit a compliance audit of the neighborhood by June 1, 2001
 - ii) Board acknowledged the AC 's Amendments to the AC rules.
 - c) The Board directed the Park Committee to submit a detailed analysis of park development, including multiple phase scenarios, depending on types of financing, by August 1, 2001.
 - d) The Board voted to establish a 'Bylaws Review Committee' to be overseen by Director Matt Parker. The Committee is to submit a report to the Board by August 1, 2001. The report should include the following information:
 - i) Suggested revisions, including reasons for proposed changes
 - ii) Committee draft to be reviewed by attorney
 - iii) Campaign plan to approve new Bylaws
 - e) The Board voted to establish a 'Nomination Committee' to be overseen by Director Ray Malkiewicz by a vote of 4 to 1. Director Matt Parker opposed.
 - f) The Board directed the Communications Committee to recruit volunteers to distribute the newsletters.
 - g) The Board directed the Maintenance and Security Committee to submit and implement plans for maintaining and developing common areas other than the park. The Board further directed the committee to implement a Neighborhood Watch Program by August 1, 2001.
 - h) The Board directed the Events Committee to submit an estimate of proposed expenses and program for upcoming events one week prior to the event.
 - i) New Business: Director Matt Parker proposed the purchase and installation of a gazebo and landscaping for same, at the park area to provide shade for members. The estimated cost of the gazebo as stated by Director Parker would be \$7,000. Director Parker further stated that there is no irrigation of the area at this point in

time. Director Parker stated that he was talking with a resident whose home is adjacent to the area where the gazebo would be installed to regarding the use of the resident's water for the proposed landscaping. If no agreement could be reached, Director Parker proposed that the area be xeroscaped. The Board voted to approve the purchase of the gazebo by a vote of 3 to 2, with Directors Jerry Kemp and Steve Turner opposed.

Director Jerry Kemp reported on the settlement with Scott Felder/Ryland Homes in regards to finalizing the sign easement issue. Bob Solomon with Ryland has agreed to convey the lot at the corner of 'Betterman' and 'Heatherwilde Blvd' to the Association as well as a cash settlement of \$5,000.

Director Matt Parker directed Liddiard Management Co., to install signage at the Park stating to the effect that the area was for members use only and that organized team sport was not allowed.

- j) Unfinished Business: The Board stated to the members present that it was investigating the possibility of a new management company. It has contacted several other management companies and is reviewing their services.

7. Adjourn Meeting: The Board voted to adjourn the meeting at 10:22pm.